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Opposite Poe Park High - Class Elevator Apartment Steel Constructed Fireproof Building situated on Highest Elevation in New York,

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235 and 237

Bedford Park Boulevard

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Only one 4-5 room apt. left

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3 blocks East of Concourse.

all light and airy.

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2 Rooms, bath, \$47.00

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7 or 8 ROOMS,

2525 GRAND CONCOURSE,

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206th St. near Perry Ave.

3 & 4 Rooms. New Bldg.

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URSULING COURT,
340 EAST 198TH ST.
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lost delightful location in the Bedford ark section. Overlooking the beautiful ofamical Gardens of Bronx Park.
For select people only; all latest improvements.

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181st St. & Valentine Avc.
Block East of Concourse
3-4-5 ROOMS
Every Modern Improvement,
Including equipment of electric laundry
Reasonable rent. Agent on premises

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Opposite Van Cortlandt Park, at 251st St.

3, 4, & 5 Large, Light Rooms

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10 MINUTES TO 42D ST.

1-5 light rooms, \$55-\$60; every modern provement; newly decorated, 172 Nott Long Island City; only 2 blocks 11th station Queensboro subway.

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55th St. & 7th Ave. 8 to 11 Rooms

Modern 14 Story Apartment 125 East 72nd St.

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4 rooms, ground floor, street entrance Equipped for Dentist.
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One apartment still available in this desirable community, unfurnished, 5 rooms and bath, \$100 per month. Pos-session October 1.

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A bargain on West Sist st., between Broad-way and 5th av.; rents \$12,000; price \$90,000. CURRIER, 19 West Sist at. CHANCE TO SECURE FIVE STORY BUSINESS BUILDING

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BASEMENT, SPRINKLER SYSTEM: DOX 100; NORTH 28TH ST., BETWEEN 6TH AND 7TH AVS.; GROSS RENTAL \$25,000; LONG TERM MORTGAGES; PRICE \$195,-

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south of 116th; opposite L station; rent
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Six story elevator apartment.
Cash regulared to buy only \$20,000
Yearly NET profit. \$7,000
Realizing investment in 3 years.
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For Tailor, Delicatessen,
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Small business Man who
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WANTED, \$10,000-Net 6 per cent., interest 10 per cent., bonus for two years? A-1 real state security. Will stand strictest investigation. S. L. ARONDS & CO., 470 Tremont av.

WANTED—First mortgage of \$5,500 each on 30-32 Westervelt av., Now Brighton. S. I. two 10 room brick, dwellings, 25x100 each; alue \$10,000 each; brokers protected.

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Five and a half story American basement private dwelling, with elevator; size 25x100; 20 rooms, five baths; for sale or to lease; immediate possession.
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BUYS TWO 5 STORY,
16 PAMILY, 2 STORES.
HENT \$11,000.
PRICE \$55,000.
EXPENSES \$6,000.
LOCATION HARLEM.
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\$12,000 CASH, balance first mortgage, corner West Side, south of 125th, triple flat, 35 ft, front, all improvements; less than \$10 per room rents; cast present owner \$85,000 price for quick sale \$55,000; rental \$5,000 per annum; principals only. EYAN & CO., 142 West 125th.

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Fine corner elevator apartment house, 3, 4, 5 and 6 room apartments; old very low rests, \$54,000; can be over \$60,000; price \$275,000; want offer.

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Vicinity 181st st; busiest section; exceptionally well constructed apartment buliding; small auties; great store value; cheapers thouse in this section of Broadway; present rents very low; store rentals can be greatly increased; quick action necessary. NASSOITÉ LANNING.

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Careful, economical and efficient management of real estate, 679 Sth av., between 42d and 43d sts. SACRIFICE 16 family house, \$7,968 actual rental; price \$37,500; cash required \$8,000. OWNER, room 1726, 41 East 42d st. WEST SIDE dwelling, \$2,500 cash. M. H. GAILLARD & CO., 2299 Broadway.

#15.000 CASH
BUYS 15 FAMILY NEW LAW.
RENT #12.000.
EXPENSES \$6.135.
PRICE \$65.000.
LOCATION NEAR RIVERSIDE DRIVE.
RYAN & CO., 142 WEST 125TH

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JUST completed, 9 room model house, garage, \$25,000; also to let 7 room apert-ment, garage, rent \$110. OWNER, 442 W. 238th st. Kingsbridge 2811.

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A PRIVATE DWELLING, \$5,000, Six large, light rooms, alcove, large pantry and laundry, furnace heat, fine condition, residential section; rental value, \$75 monthly; carrying charges about 25 monthly; carrying charges about 25 monthly; bargain to quick buyer; casy terms. Inquire \$753 Barnes ax., two blocks 219th st. White Phinis ax. subways tation. Telephone week days Melrose 1447.

ARTISTIC house on water front for rent by year unfurnished; in private park south end Chy Island; wonderful view; private beach; glassed and sereemed porch, overlooking Sound; beautiful living room full whith house; four bedrooms and maid's room; rent \$125 per month. JAMES REYNOLDS, agent, 625 per month of previous per manufacture. Find the submit of the private beach; 1825 per month of previous per manufacture. Find the submit of the private beach; 1825 per month of previous per manufacture. Find the submit of the previous per manufacture. Find the previous p

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Small cash payment.

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GRAND Boulevard and Concourse, Tremont,
Fortham section, and east and west of the
Concourse, exceptionally fine apartment sites,
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THE ABOVE BARGAINS SHOW 25 PER CENT. OVER INVESTMENT.
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REAL Opportunity—\$1,500 cash will buy a
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FLOT 50x120 on Webster av. near 204th at.
for less than the assessed valuation to
quick buyer. D. ROSENBAUM, 121 W. 426
11,5785 Mosholu av. (Broadway).

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RESIDENTIAL rooming house for sale with
furniture, perfect condition. Owner, 127
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WEST 1218T ST. (near Lencx av.) —3 story
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brownstone dwelling, 10 rooms, 2 baths;
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home: worth \$5,000: forced to set for \$2,300. Owner, 128 Fenimore st., Brooklyn. Phone Whitehall 1782.

BARGAIN—New two family house for sale or rent, brick, 11 rooms, baths, parquet floors, tiled kitchen and bath, all improvements; tax exempt; owner: \$14,000, casts \$3,500. 415 100th st., Brooklyn.

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CORNER BUILDING AT 1263 REDFORD AV. AND HERKIMER ST. SUITABLE FOR ANY BUSINESS: ALTERATIONS TO SUIT TENANT, REASONABLE RENT; FOR PARTICULARS APPLY ON PIEM-18ES, TEL 7927 STERLING, EAST 5th St., at Church Av., Frathush—Two family 16 rooms; apper part rented \$100 monthly; owner can occupy lower part rent free the sea below the super part rented to the sea below the season occupy lower part.

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HOUSE FOR SALE-FLATBUSH. Beautiful 10 room one family house, cor-ner, 50x100, in most exclusive Flatbush resi-dential section. Parked streets. Must be seen to be appreciated.

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2017 Ave. G. (off Ocean Ave.).

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INVESTORS' chance, corner, 5 stories, 2 apartments and one 3 story and basement, stucce house, entire plot 40x100; rents \$6,240 year; price \$42,000, \$10,000 cash. Sumner av Inquire NEWMAN, 155 7th av.

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PARK SLOPE, vacant, 2 family brownstone, 12 rooms, 2 baths, clectricity, parquet throughout, heavy porcelain plumbing, heat, meet modern coulpments; only \$15,300. Terms to suit reliable party. Keys with MORRIS REALTY, 347 5th av. South 7113.

RENT \$4,700. PRICE \$29,000.

Four story brick, no heat, two stores, on busy avenue near Eastern Parkway subway express station; casy terms. Also 6 family brick, no heat; rental value \$3,600; price \$20,500; brokers paid. SPENCER, 154 Nassau. Beekman 2985.

SHEEPSHEAD BAY—SUX rooms, bath, concrete burgalow; bricks, and bath, and

BUILDERS' opportunity; suitable factory or apartments; about nine leta, two corners. Southern Boulevard, 134th to 135th at. MONTGOMERY, 135th at. east of 3d av. Broax Island Sound, fine view and location; plot 100x200; s room house. ALEX BANTEK, 188 Horton st.

CONCOURSE (Cor. 179th SL)-Large lot. dwelling and garage; 9 rooms. 2 baths; 2,600 or annum. Owner adjoining.

CORNER apartment with stores, rent \$11, 700; price \$50,000; cash \$15,000. ARTHUK WEYL & CO., 786 Prospect av., Bronx.

ELEVEN ROOM detached modern residence, 25x110, in good condition, on Bainbridge av., vicinity 197th st.; saking \$12,000. DERSCHUCH & CO., 26. Cortland st.

FIVE STORY APARTMENT.
Fordham section, 50x100; 2-4 and 2-5 rooms each floor; parjuet floors; fine plumbing; good terms and mortgages. The form of the state of the s rome av. and 118th st., Richmond Hill.

SOME woman who does her own housework
should appreciate the possibilities of easy
housekeeping in the home on Jamaica Hill
which I must sell; 7 rooms, tax exempt, garage, all improvements; a bargain but not a
cheap house; asking price \$14,000, cash
\$2,000, H. W. RALPH, 76 Terrace av. Tel.
Laurelton 5515-J.

WOODHAVEN-Corner property, north of
Atlantic av., 50x100; house 8 large rooms,
bath, large attle, electric, heat, gas; fine
condition; worth investigating, no Atlantic av., 50x100; house 8 large rooms, bath, large attle, electric, heat, gas; fine condition; worth investigating; no agents. Call WM. SMITH, 655 Quincy st., Bklyn. \$5,950 BUYS beautiful \$7,500 house; large plot, tax exempt, near station; artistic decorations, electricity, driveway; \$950 cash, balanco \$25 monthly. Frincipal, McNEECE, 50 Union Hall st., Jamaica; Phone Jamaica 4245.

New 6 room and garage, stucco dwelling, lot 50x130, at Douglaston, New York city, 31 minutes to Pean Station. Plans, photo and terms, JOHN C. GABLER, 402 Hudson st. Spring 6440.

ACREAGE, 10 to 140, \$470 per acre up; specialist 18 years. PRINCESS BAY REALTY CO., 29 Broadway, Manhattan. BARGAIN-4 lots, Guyon av., Oakwood Heights, FIALUSSER, 366 E. 156th st.

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RESIDENTIAL rooming house for gale with furniture, perfect condition. Owner, 127 West 17th at.

WEST 12th St. (near Lenct av.) -3 story brownstone dwelling, 10 rooms, 10millar, 10millor, 10millor,

emption: terms.
SAGE FOREST RHALS ASSOCIATION, INC.,
I Continental av., at Railread Station,
Forest Hills, L. I. Fhone Boulevard 9816.
(Open Sundays.)
New York Office: 47 West 24th st.
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FOR SALE or exchange, 7 room house on lot 50x120, located in the finest residential section of Jamaica. 3 blocks from car line. Will exchange for vacant or improved property and add cash. M. MORIGENTHAU, JR., CO., 440 Fulton st., Jamaica, N. Y.

erty and add cash. M. MORGENTHAU, JR., CO., 440 Fulton st., Jamaica, N. Y.

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Par rent, unfurnished, house with 8 rooms, 2 baths, on Greenway North; plot 60 ft. frontage; \$225 per month. JOHN HORDS, 47 West, 54th 8t., New York. Telephone Boulevard 8816.

FOREST HILLS GARDENS.

LOUIS P. McGAHIE,
Real Estate Broker, 65 Burns st., Forest Hills, L. I.

Tel, 6752 Boulevard.

FOR RENT-Forest Hills Garden, L. I. new brick house, just finished, corner, 7 rooms, 4 baths, sup parior; garage; few blocks from etation. Phone owner, 685 Houlevard, or call 55 Row st.

GARDEN CITY, L., I.—English style stucco

SUBURBAN REAL ESTATE.

ESTATE

Long Island-Sale or Let.

HOME, Sweet Home, Klasena Park Flushins, Oak av., near Parsons Boulevard, 2 family up to date dwelling, 2 car garage, lot 40x100, tiled kitchen and bathroom, walls and floors, sun parlor, parquet floors throughout, steam heated. T. WORSLEY, Tel. 6797 Decatur.

SACRIFICE.

SACRIFICE,
Recent Hills, garden plot, 53 feet on Puritan
av.: \$4,500. G. A. MATHEWSON, 476
Eastern Parkway, Brooklyn.
VERY desirable ets room semi-bungalow
cottage on plot \$0x100, in high class sub-

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Rreadway. Phone 258 Yonkers.

ATTRACTIVE 9 room residence, plot 30x100, steam heat, electric light, 2 car garage; refined residential section, 2 blocks to Glenwood station, 1 block to subway, trolley connection, half hour to Grand Central via H. R. Division; right price for gulck sale, YONKERS REALTY ENCHANGE, SP S B Broadway. Phone Yonkers 258.

A particularly desirable suburban home, 45 minutes from Grand Central, 10 minutes from Grand Central, 10 minutes from Grand Central, 10 minutes from drant Central, 10 minutes from drant Central, 10 minutes from drant Central, 10 minutes from Grand Central Cent modern improvements beautiful lawn, shads fruit; \$15,000. BRANDON MOSES, I53 West 533 at. New York.

BRONNVILLE, N. Y.—New Colonial bouse, 6 rooms, bath; fireplace, hardwood floore, 2 porches, steam heat, electric, gas, garage, plot 52,8100; 6 minutes from station, price \$12,000. Telephone 1069 Bronxville, GEORGE GLEICHERT.

BRONNVILLE—Artist studio home, sacrifice; 8 minutes East; 6 rooms, ½ acre; floet, 8 minutes East; 7 rooms, 12 acre; floet, 8 minutes East; 100,00. N. J. LOGAN, 3741 Tuckahoe.

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CREESTWOOLD—Seven beautiful rooms, decorated; steam, garage, screens, metal weather strips, storm windows, coal in cellar; soing West; \$11,200. bargain. Box 200, 1340 Broadway.

CREESTWOOLD—Bargain; 9 rooms, 2 baths; steam heat, gas, electricity, sewer; remodelled better than new; large open fireplace; \$14,000. M. J. LOGAN, 341 Tuckahoe.

DRASTICALLY REDUCED.

Pelham, N. Y., S. rooms and bath, large open ffreplaces; plot 50x100; will sacrifice for immediate saic.

BURKE STONE, INC.,
Pelham 1073 or 41 East 42d.

FOR RENT IN RYE.
Attractive cottage for rent in Rye, unfurnished by the year, \$125 a month; has four bedrooms; good neighborhood.
CHAS, S. FAULKNER,
Office facing Rye Raifroad Station.
Telephone 123 Rye, N. Y.

820,000. Address BUCHANAN, Phone Mount Knew 5012.

MT VERNON-TWO FAMILY house, 6 footness and bath each apartment steam heat, electric lights; large lot; near steam heat of and other modern introduced in residential park; 8 rooms, 2 house, lot station, not water heat; every modern constitutions, in residential park; 8 rooms, 2 house, lot station on the new State road, for only \$25,009; more interesting propositivities. For Sunday inspection, pinne New Rochelle ITSW.

GEORGE HOWE, 527 FIPTH AVE., N. Y.

NEW ROCHELLE—Nour opportunity to get small house 7 rooms, bath, in very good residential section, all modern improvements, 3 car parks; close schools, trolley, station house just newly decorated; asking \$11,500; make offer. F. A. RELLSTAB, 31 North av. Tel. 2871 New Rochelle.

ONLY \$1,000 CASH BUYS HEEF VALUE.

ONLY \$1,000 CASH BUYS HEEF VALUE. SEAST 3th St., at Church Av., Findusing Solidon, 1994.

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LYNEROCK — Charming residence, S. rooms and bath: restricted parklike section; near station; all improvements; rent \$75. Inquire 52 Hempstead av. Phone Lombrook 813-M.
LONG HEACH—Rent to next May beautifully furnished nine room brick house on East Hidson at. Intervale 4488.
LONG BEACH—All year house, furnished; all improvements, B., 862 Columbus av.
OWNER must sell at once 3 very destrable lots, surrounded by beautiful homes, ad joining country olds, 3 minutes from station, in residential section, 46 minutes out all improvements, concrete sidewalks, street lights, sare, &c., value £2,000; for quick sale will take \$1,500 on terms. Owner, apt. 10,516 W. Isaht st., N. Y. C.
OWNE family, five rooms, bath, frame; well built hardwood, gas, hot water heat; corner property; 308100; 85,000; cash 83,000.
DUBOIS, 60 Messing av., South Ozone Park, L. I. Telophone 4655.

PLOTS OF § ACRE, HIGH.
Wonderful water view, large trees, 2 minutes from beach, \$1,600; easy commuting; trees, arranged, as electricity; convenient station. J. D. LEE, Pleasantville built hardwood, gas, hot water heat; corner property; 308100; 85,000; cash 83,000.

PLOTS OF § ACRE, HIGH.

Wonderful water view, large trees, 2 minutes from beach, \$1,600; easy commuting; trees, arranged, the process of th

CHOUX, Scarsdale.

SCARSDALE-Six rooms, modern, near station, 85,500. E. J. BOUCHOUX. Scarsdale.

WHITE PLAINS—Comfortable modern house, ten rooms; excellent views; plot Soxifo; garden, fruit trees; large porch, sun parlor; gas, electricity, five minutes to station.

W. WAGNER, 141 West Süth, New York. hot water heat, several open fireplaces, garage, spacious grounds, at Yonkers-on-Hudson, high location and convenient to trolley; price \$21,000; terms \$5,000 cash; winter's supply of coal in cellar; immediate possession. P. F. CHRISTOPHER, 65 South Broadway, Phone 958 Yonkers.

Readen, fruit trees; large porch, sun parlor; gas, electricity, five minutes to station. WWELL built house of 6 rooms and bath, all modern improvements, conveniently located, processing the processing of the processing the processing the processing the process of the

A MOUNTAIN HOME

Menros, 50 miles from N. Y. House, 6 orns and bath, barns, hen houses, lots of uit, 900 feet elevation, 25 miles station, 500, half cash. RICHCREEK, owner, bester Attractive cottage for rent in Rye, unfurnished by the year, \$125 a month; has four bedrooms; good neighborhood.

Country estate of 70 acres; ideally situated on the east bank of the Hudson, between Garrison and Cold Spring; wonderful to the control of the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of the Hudson, between Garrison and Cold Spring; wonderful to the control of th

no reasonable offer refused, account going west, if not sold 10 days will rent to responsible parties: 1 nome furnished except 2 sleeping rooms; call Sunday afternoon to any day by appointment. BARNEY GERARD, 50 Park Circle, White Piains, N. Y. or 245 West 47th st. New York eity.

MOUNT KISCO—Attractive home for rent furnished, \$200, less unfurnished. Best street corner location, 100x200. Short walk to station, Short lease may be taken, Piessant grounds. Garage, 11 rooms, 2 baths, all improvements, open fireplace. Sale option, 100x200. Address BUCHANAN, Phone Mount KISCO—Address BUCHANAN, Phone Mount KISCO—BUCKANAN, Phone Buckan, Piessan, Piess